

LOT 17
IN OR 1104/195
CHESTER ROAD PB 6/81-84

NORSTRUD SHEILA A TRUST/NORSTRUD SHEILA A TRUSTEE
96434 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

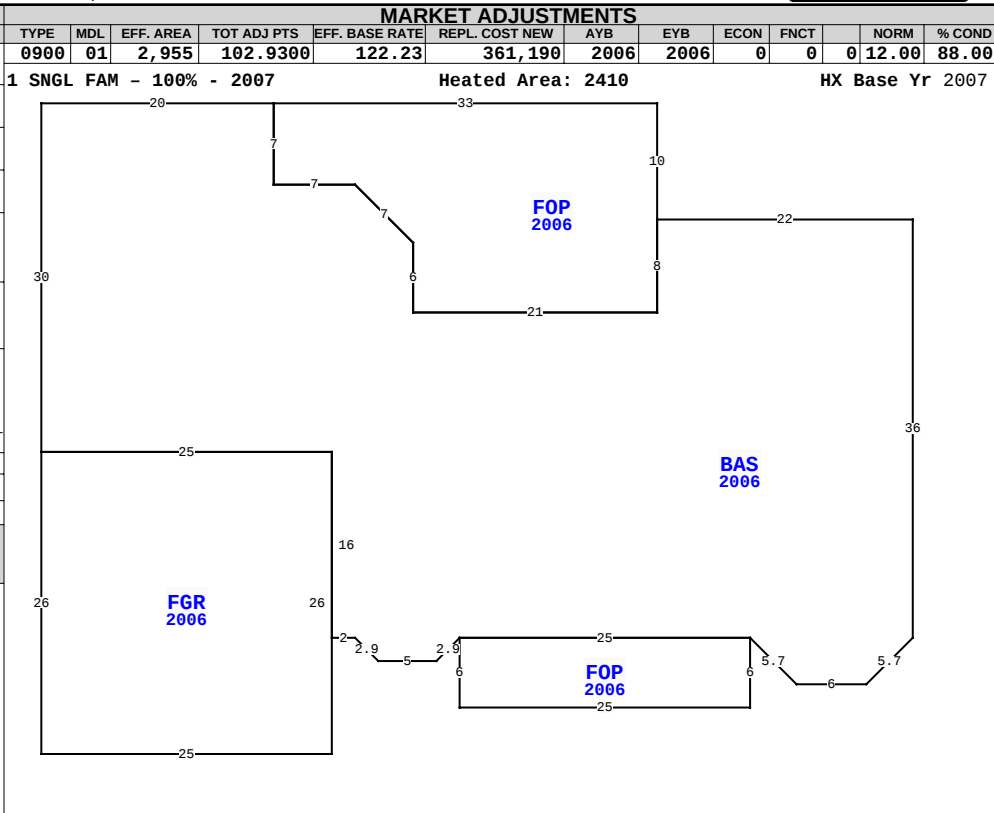
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,410	100	2,410	259,225
FGR	650	55	358	38,507
FOP	150	30	45	4,840
FOP	475	30	142	15,274

TOTALS	3,685		2,955	317,847
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0911	SCRN RM A	0 100	34	25	850.00	SF	17.50	17.50	100	2006
2	0812	CONCRETE C	0 100	0	0	2,674.00	SF	4.00	4.00	100	2006
3	0861	POOL GUNIT	0 100	15	13	195.00	SF	85.00	85.00	100	2006
4	0845	KOOL DECK	0 100	0	0	685.00	SF	7.25	7.25	100	2006
5	0855	CONC PAVER	0 100	0	0	368.00	SF	7.00	7.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.43	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
28,616											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		340,603	
TOTAL MARKET OB/XF VALUE		28,616	
TOTAL LAND VALUE - MARKET		114,400	
TOTAL MARKET VALUE		483,619	
SOH/AGL Deduction		251,297	
ASSESSED VALUE		232,322	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		182,322	
TOTAL JUST VALUE		483,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17002	SWIM POOL	16,000	01/01/2006
M0509933	H/AC	0	06/01/2005
E0514949	ELEC OTHER	300	05/01/2005
E0514950	ELEC OTHER	1,800	05/01/2005
C15016	CO ISSUED	240,000	04/01/2005
P09354	OTHER	0	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2610/0064	12/07/2022	WD	U	I	11	100	
GRANTOR: NORSTRUD SHEILA A							
GRANTEE: NORSTRUD SHEILA A T							
1104/0195	12/30/2002	WD	Q	V		40,000	
GRANTOR: JONES CAROL MICHELLE							
GRANTEE: NORSTRUD SHEILA A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 FOP=[YR=2006] N10 W33 S7 E7 D5 R5 S6 E21 N8 \$ S8 W21 N6 U5 L5 W7 N7 W20 S30 FGR=[YR=2006] S26 E25 N26 W25 \$ E25 S16 E2 D2 R2 E5 U2 R2 FOP=[YR=2006] S6 E25 N6 W25 \$ E25 D4 R4 E6 U4 R4 N36 \$.											

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